



10 Bridge Street, Wybunbury, Nantwich, CW5 7NE

Guide Price £495,000

**BAKER
WYNNE &
WILSON**

A VASTLY IMPROVED DETACHED FAMILY HOME SET IN THE SOUGHT AFTER VILLAGE OF WYBUNBURY WITH HIGH QUALITY FIXTURES AND FITTINGS. SOUTH WESTERLY ASPECT TO THE REAR OVERLOOKING OPEN COUNTRYSIDE.

SUMMARY

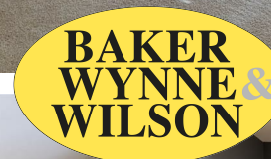
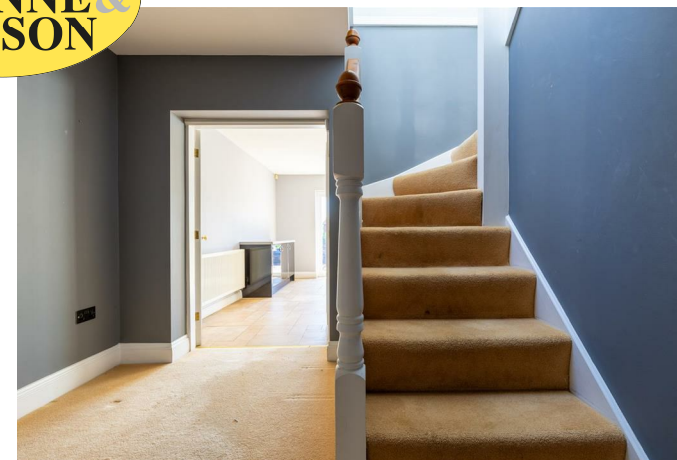
Entrance Hall, Cloakroom, Living Room, Bedroom/Reception Room, Inner Hall/Study Area, Breakfast/Kitchen/Family Room, Utility Room, Principle Bedroom with Ensuite, Two Further Bedrooms with Jack & Jill Bathroom.

DESCRIPTION

The property is constructed of traditional brick under a Marley tiled roof in an idyllic elevated position within the Street allowing for some delightful views over farmland and countryside.

Internally there is an exceptional spacious main reception room located to the front elevations and towards the rear there is a fabulous dining/kitchen with high gloss black and red units with Neff appliances extending to the full width of the ground floor. French doors opening to an Indian stone rear patio and steps leading to the pleasant lawned area with water features.

The property has scope for an additional bedroom on the ground floor but offers a master bedroom with a 4 piece ensuite and Jack & Jill bathroom for two further bedrooms which are all located on the first floor. The property has been built to an exact specification, the whole has been complimented with uPVC double glazing and gas fired central heating.



DIRECTIONS

Proceed out of Nantwich along the A51 past Churches Mansion, proceed along London Road, over the rail crossing, at the next set of traffic lights turn right and then the next set, turn left continuing onto London Road, Stapeley, take the next turning on the left into Wybunbury Lane, proceed along here to the T junction and bear right, sign posted Wybunbury, Main Road Wybunbury into the middle of the village with the Swan Public House on the left hand side, proceed down the hill, this becomes Bridge Street and the property is situated mid way on the right hand side.

LOCATION & AMENITIES

Wybunbury is a charming area, offering post office, public house, church, primary school. Nantwich town centre is approximately 3.5 miles and the larger centre of Crewe with its fast intercity railway network is approximately 4 miles. Junction M6 is five miles, Manchester Airport 40 minutes drive.

ACCOMMODATION

With approximate measurements comprises:

FRONT ENTRANCE CANOPY

ENTRANCE HALL

Composite front door, radiator.

CLOAKROOM

Vanity wash basin, low level W/C, hanging fittings, shelves, ceramic tiled floor, Xpelair, radiator.

LIVING ROOM

24'0" x 14'0"

Large double glazed bay window to front and additional side window, composite stone effect feature fireplace with hearth housing gas effect fire, two central heating radiators, TV and telephone points, two central ceiling lights.

BEDROOM/RECEPTION ROOM

11'2" x 10'11"

Double glazed window to front, radiator.



INNER HALL/STUDY AREA

11'0" x 9'4" extremes

Various power points, telephone point, radiator, double French doors opening to:

BREAKFAST KITCHEN/FAMILY ROOM

22'7" x 14'7"

This room enjoys an array of black and red high gloss laminated fronted units with Corian style work surfaces, one and half bowl sink unit, various base units, work surfaces, store cupboards/vegetable rack, integrated fridge/freezer, Neff double oven/microwave, Neff four burner hob unit, Neff stainless steel hood, tiled walls, ceramic tiled floor, radiator. Pleasant open aspect with French doors opening to the rear patio and garden area.

L SHAPED UTILITY AREA

14'6" x 8'6"

With plumbing for washing machine, tumble dryer space, double glazed personal door to rear, cupboard housing Tribune hot water cylinder with pressurised unit, wall mounted Worcester Bosch gas boiler and central heating domestic hot water.

STAIRS LEAD FROM INNER HALL

Large Velux sky light.

BEDROOM

14'6" x 13'6"

Double glazed window, radiator.

JACK & JILL ENSUITE

13'7" x 5'0"

White suite comprising panel bath, double shower cubicle, pedestal wash basin, low level W/C, Xpelair, downlighters, heated towel rail, fully tiled walls, eaves storage area.

BEDROOM

13'8" x 9'9"

Velux sky light, radiator.

PRINCIPLE BEDROOM

15'5" x 14'7"

A range of ladies and gents wardrobes, matching dressing table, bedside cabinets, double glazed window with open views to afar, South Westerly facing, fan light.

ENSUITE

13'0" x 14'10"

Large double shower cubicle with power shower, pedestal wash basin, low level W/C, eaves storage, fully tiled walls, Xpelair, heated towel rail, shaver point, 3/4 tiled walls.

OUTSIDE

The whole is approached over a tarmacadam sweeping driveway with ample parking. The cobbled set driveway extends to the side of the property towards to the brick built GARAGE 17'2" x 10'1" with automated roller blind door, double glazed window and power and light.

GARDENS

The rear patio is of Indian stone with water tap point, raised gravel beds and borders with steps leading a most pleasant lawn extending to some 90 foot with mature plants either side and borders, ornamental pond, open aspect and South Westerly facing.

SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

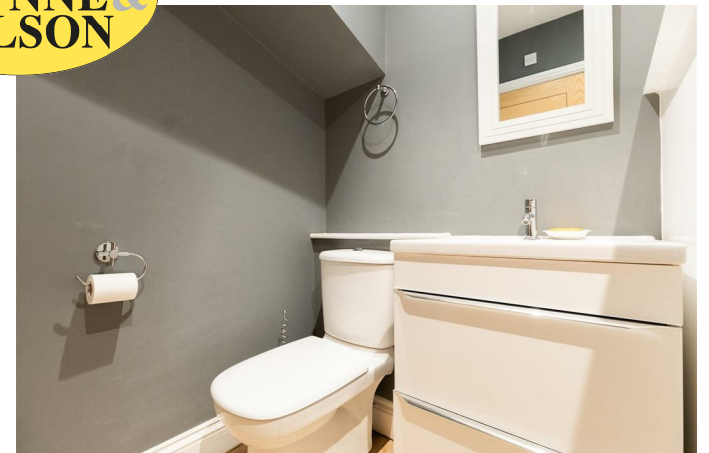
TENURE

Freehold

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214

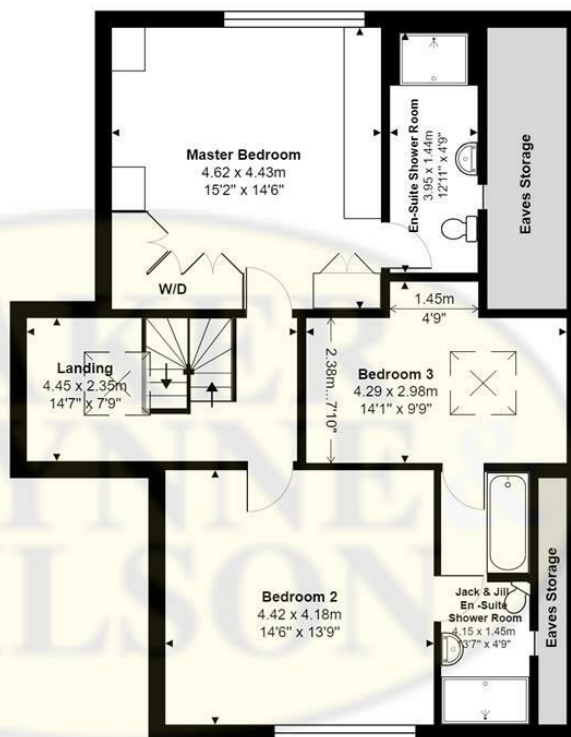




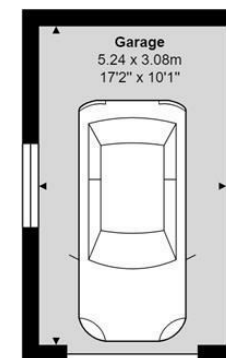
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Ground Floor
Floor Area: 105.0 m² ... 1130 ft²



First Floor
Floor Area: 75.4 m² ... 812 ft²



Garage
Floor Area: 16.1 m² ... 174

10 BRIDGE STREET, WYBUNBURY, NANTWICH, CHESHIRE, CW5 7NB

Approximate Gross Internal Area: 196.5 m² ... 2116 ft² (Including Garage, excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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